

PAOLI TRANSIT CENTER

Presentation to

State Rep. Joseph F. Markosek

State Rep. Richard A. Geist

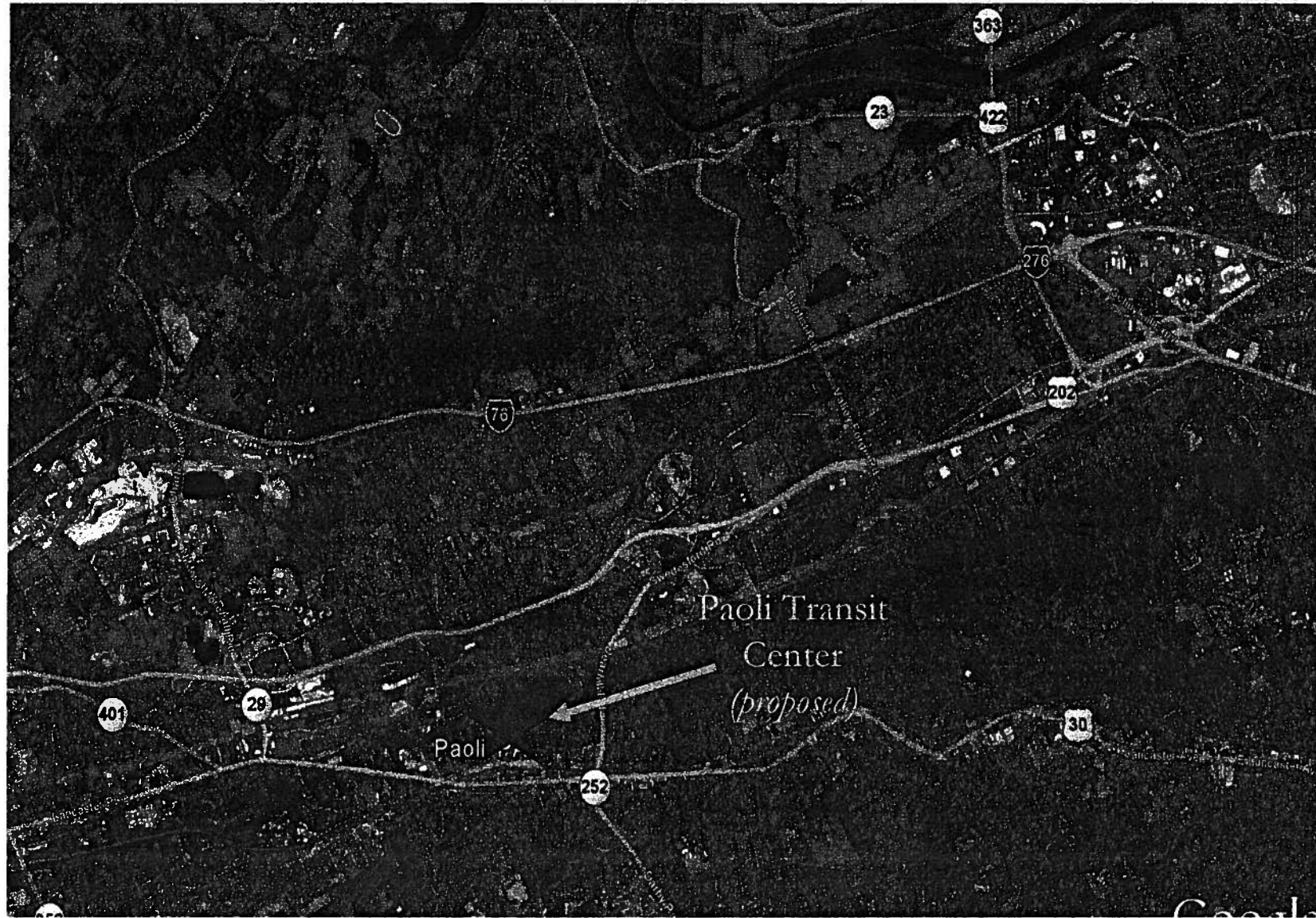
**Transportation Funding Issues –
Affecting South East Region**

June 4, 2010

PRESENTATION AGENDA

- I. Opening Remarks / Introduction
Michelle Kichline – Tredyffrin Township Supervisor
- II. Background/History of the Property
- III. Critical Roadway Improvement Requirements
- IV. Project Benefits
 - I. Job Creation
 - II. Improved Transit Ridership
 - III. Renewable Energy and Conservation
 - IV. Smart Growth
- V. Conclusion

REGIONAL CONTEXT



PAOLI TRANSIT CENTER

BACKGROUND/HISTORY OF THE PROPERTY

- o EPA declared this a superfund site in 1985.
- o Transit agencies invested \$20m in clean-up to allow for multi-modal transit development to proceed following clean-up in 2006;
- o Situated in Tredyffrin and Willistown Townships – both Townships adopted zoning in 2008 to promote the re-development of the property;
- o Townships working cooperatively to form Joint Municipal Authority (“JMA”) to provide authority to receive and oversee investment of federal, state and local redevelopment funds;
- o Current site is owned by AMTRAK and provides no tax revenues to the State. Anticipated private development of approximately \$300,000,000 will provide significant tax revenues to the State;
- o Paoli Transit Center is currently utilized by many large area employers and it is imperative we maintain this employment base in the State.

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MAJOR AREA EMPLOYERS – PARTIAL LIST

The Vanguard Group, Inc.

Siemens Medical Solutions

Centocor, Inc.

Acme Markets, Inc.

Paoli Hospital – Main Line Health System

Shire Pharmaceuticals

Ikon Office Solutions

Cephalon Inc.

Pfizer

SunGard Data Systems, Inc

Sanofi-Aventis

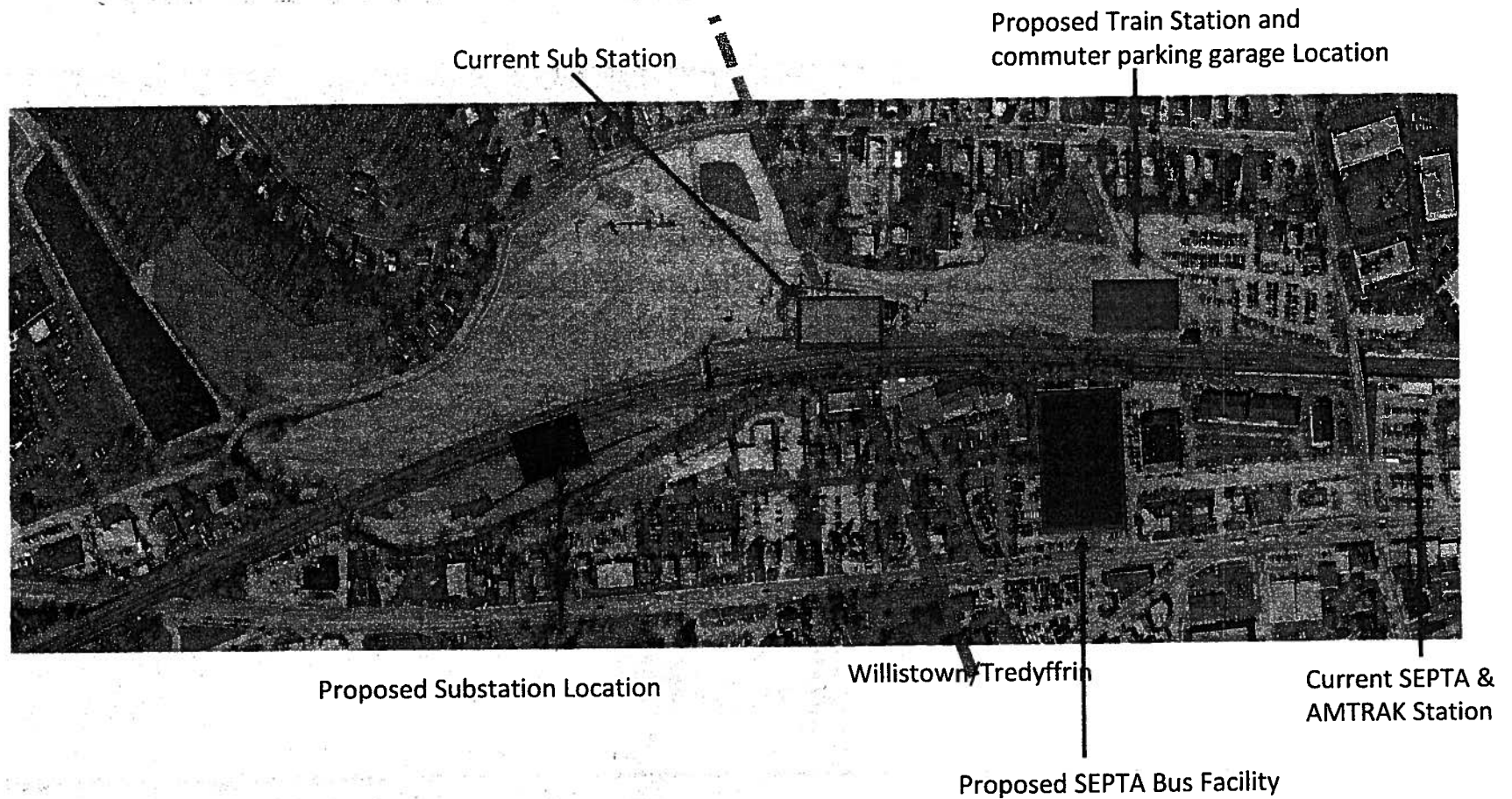
Hunt Manufacturing

Tredyffrin-Easttown School District

Synthes USA Products, LLC

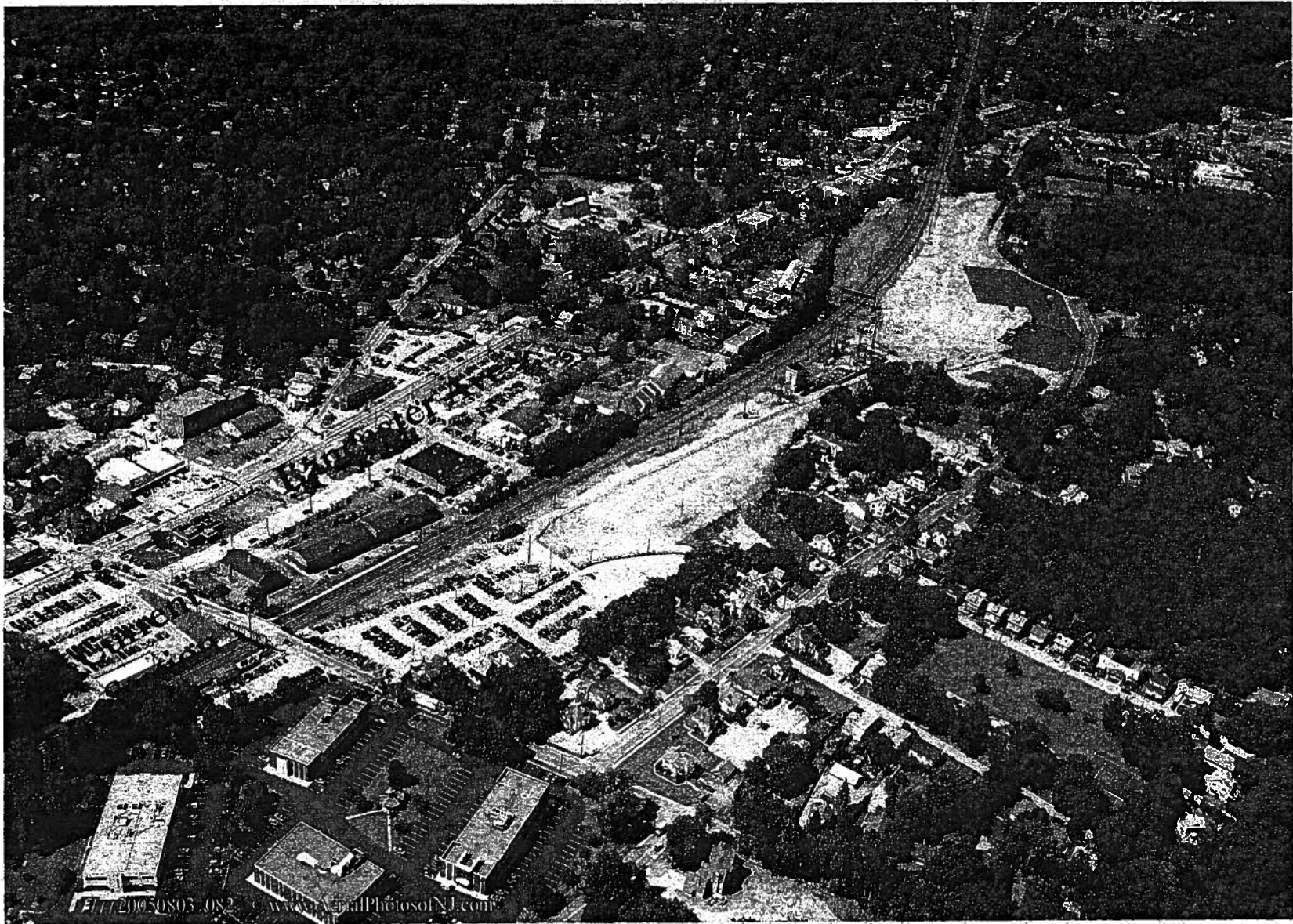
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Proposed Public Transit Improvements



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AERIAL – SOUTH WEST



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CURRENT TRANSIT OPERATION OVERVIEW

Summary

- 600,000 trips annually from Paoli Station for both SEPTA and AMTRAK;
- Current station in poor operating and physical condition;
- Direct access to major cities such as Washington, New York, Philadelphia, and Harrisburg;
- Close proximity to Route 202 and major employers and centers of commerce that depend on convenient public transit to grow and retain employment.

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CURRENT TRANSIT OPERATION OVERVIEW

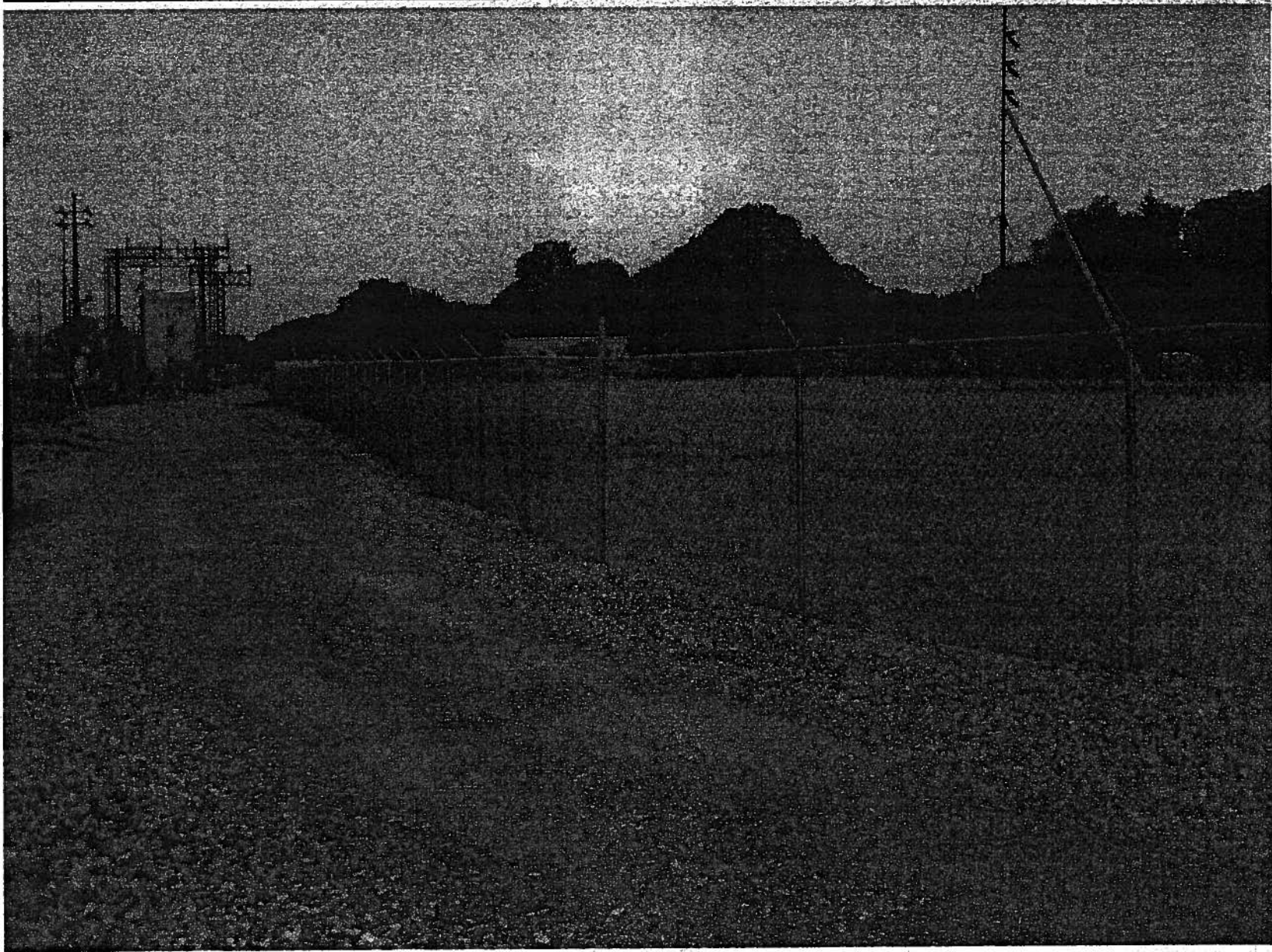
- o The Paoli Station currently serves over 600,000 SEPTA and AMTRAK trips annually, representing the largest station usage outside of 30th Street Station;
- o Current station is in poor operating and physical condition. Station access is difficult and unsafe ;
- o No dedicated intermodal bus service. Buses queue up in the middle of the parking aisle. Parking is insufficient and disconnected from the station;
- o Paoli station provides direct train travel to Harrisburg, Philadelphia, New York City and Washington, DC;
- o Surrounding roads and bridges in need of immediate investment to allow for safe and convenient access by commuters, and area residents alike;
- o Station is in close proximity to Route 202 and many major corporations/business parks that depend on public transit to provide convenient access for their employees.

EXISTING CONDITIONS



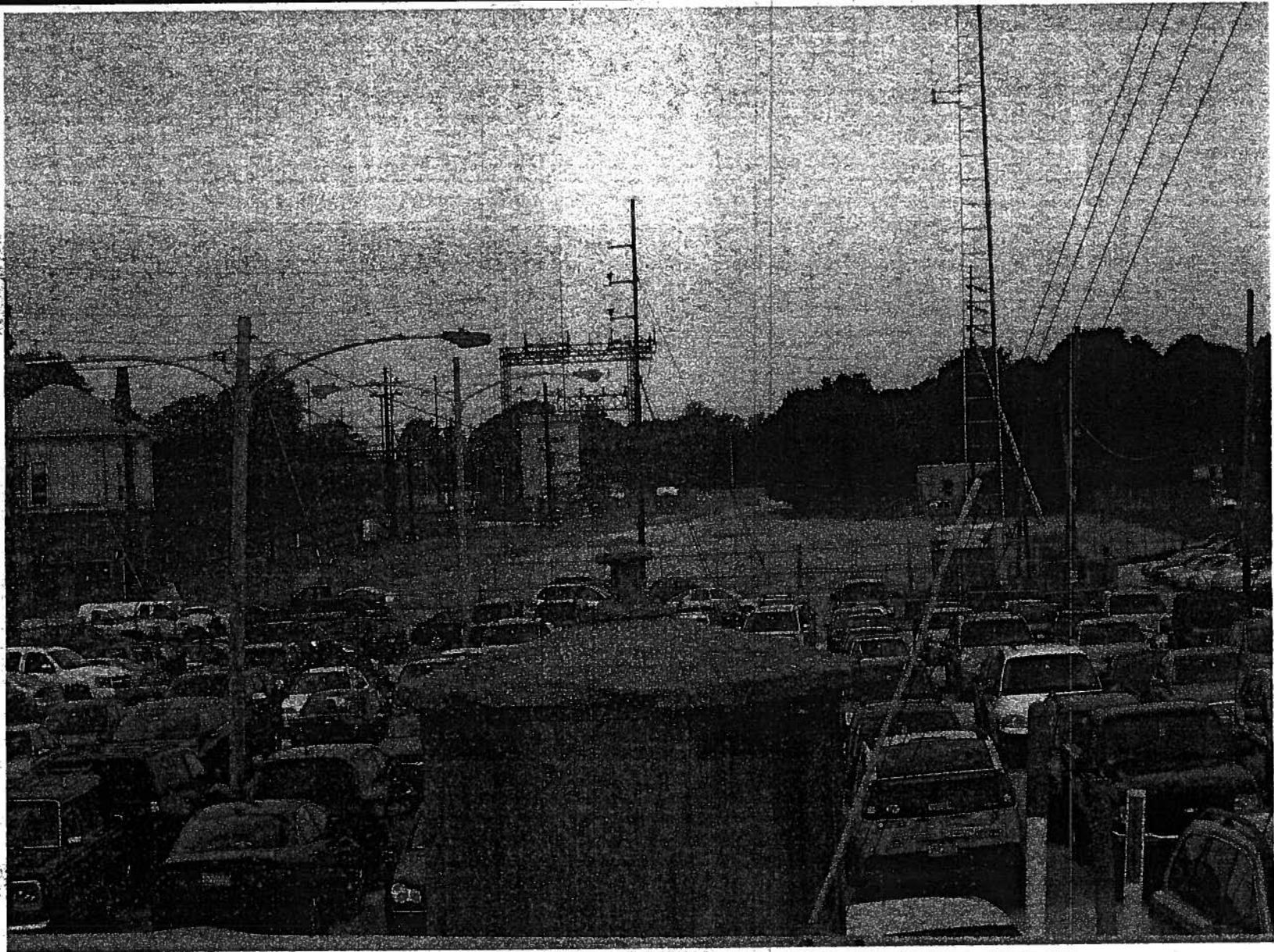
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FORMER SUPERFUND SITE - Existing Conditions



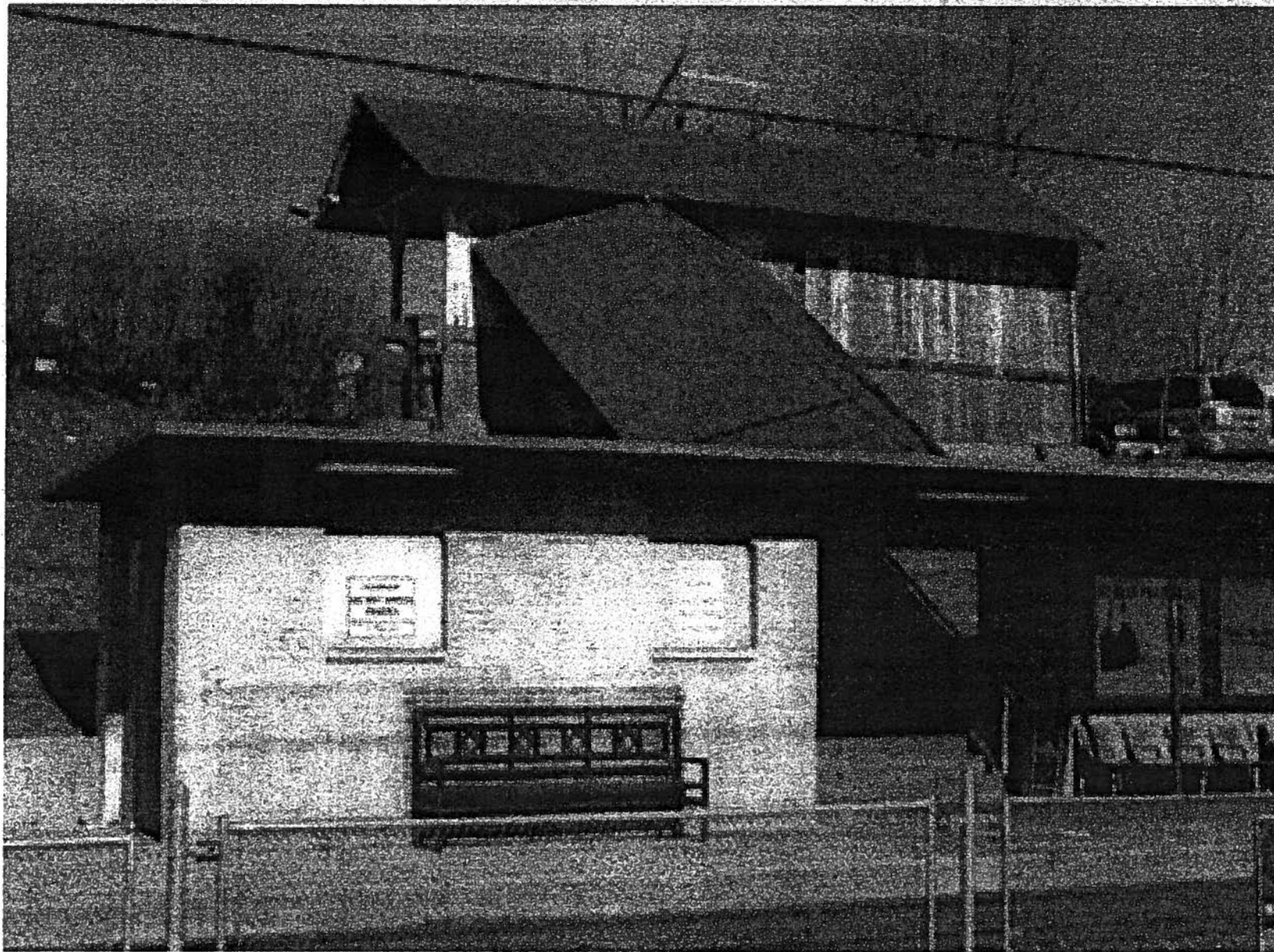
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DISORGANIZED, CONGESTED PARKING - Existing Conditions



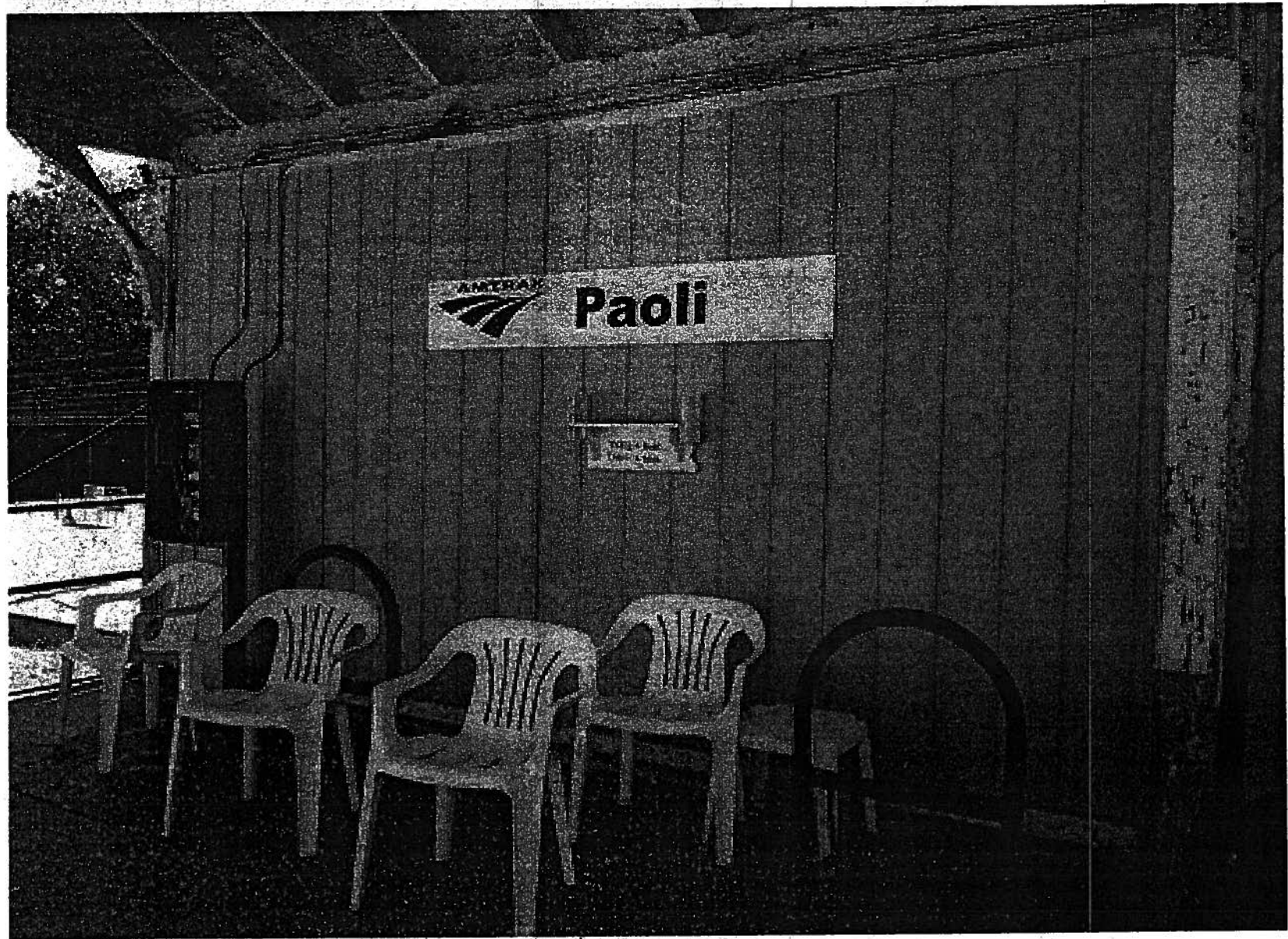
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OUTBOUND/WESTBOUND STATION - Existing Conditions



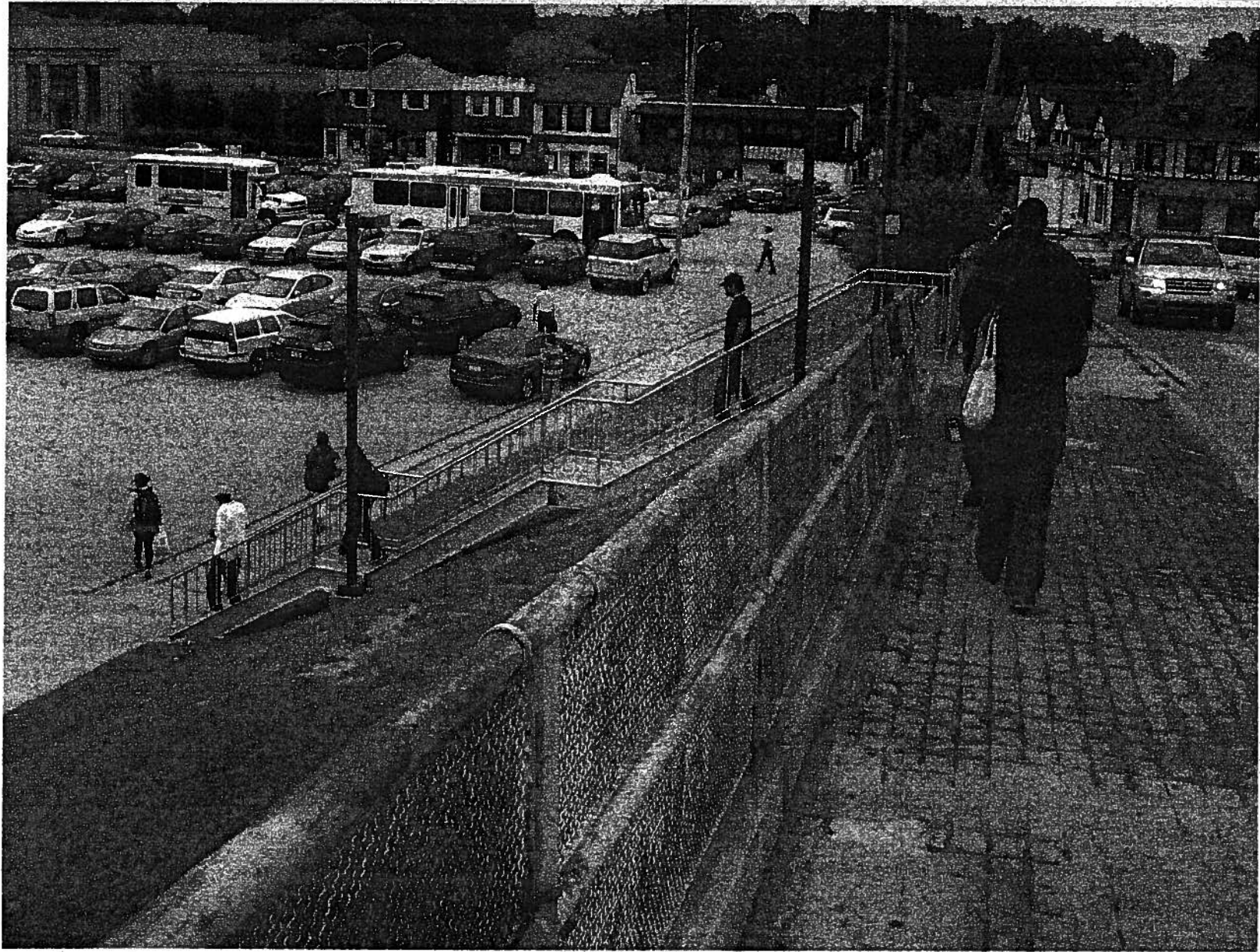
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PAOLI STATION - Existing Conditions



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DANGEROUS, AND DIFFICULT ACCESS - Existing Conditions



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CURRENT TRANSPORTATION FUNDING NEEDS

\$ 75,000,000 for area roads and bridges

\$ 36,000,000 commuter parking garage

\$ 20,000,000 replacement of outdated sub station

\$ 2,000,000 new AMTRAK/SEPTA train station

\$133,000,000 in transportation funding needs

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Related Benefits

I. Job Creation

- Based on job creation estimates, both private and public development investment will yield approximately 5000 construction jobs and will support 2000 jobs of permanent employment.

II. Improved Transit Ridership

- Currently the most heavily utilized SEPTA and AMTRAK station outside of 30th Street with deplorable and unsafe conditions;
- 1200 space parking garage will satisfy current and projected increase in ridership by providing safe and convenient station access;
- New intermodal hub will provide improved bus circulation, vehicle parking and “kiss and ride” drop-off convenience.

Related Benefits

III. Renewable Energy and Conservation

- o Replacement of out of date highly inefficient electric substation will reduce power loss;
- o Proposed solar farm will provide nearly one-half megawatt of power directly to AMTRAK and SEPTA;
- o Pedestrian sensitive and bicycle friendly access will reduce number of vehicle trips to and from the train station;
- o Private development component to incorporate additional renewal energy components as well as LEED certified buildings.

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Related Benefits

IV. PTC Will Support Smart Growth

- Transit oriented development encourages increased densities around the transportation hub thereby promoting the utilization of public transportation;
- Transit Center will trigger the development of over 1,000,000 sf. of private real estate development with an estimated assessed value of over \$300,000,000. This will result in an estimated net tax benefit of over \$450,000 per annum;
- Utilization of existing infrastructure such as roads and utilities provides an opportunity to preserve farms and open space throughout the community. Private development component will serve to relieve commercial and residential development pressure in one of the most desirable Main Line villages.;

Related Benefits

IV. PTC Will Support Smart Growth - Con't

- o Master development plan establishes the PTC as the cornerstone of a pedestrian friendly Paoli Town Center;
- o PTC and the private development component will reclaim a former superfund site to productive use.

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CONCLUSION

INVESTMENT IN PAOLI TRANSIT CENTER WILL YIELD BIG DIVIDENDS...

- Improved transit ridership in turn makes SEPTA and AMTRAK more profitable and less dependent on State support;
- Paoli Transit Center will have significant impact on entire region;
- Safer and convenient transit will help retain and grow employment;
- State investment will result in significant net tax revenues to State from private development.